

GIS REGISTRY INFORMATION

SITE NAME:	Rite Way Oil Co			FID #	
BRRTS #:	02-55-000362			(if appropriate):	
COMMERCE # (if appropriate):	54848-9999-01				
CLOSURE DATE:	August 26, 2003				
STREET ADDRESS:	1 Hwy 27 N				
CITY:	Ladysmith				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):		X =	433120	Y =	556180
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Both
OFF-SOURCE GW CONTAMINATION >ES:				<input type="checkbox"/> No	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):				<input type="checkbox"/> No	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
CONTAMINATION IN RIGHT OF WAY:				<input type="checkbox"/> No	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					Y
Copy of most recent deed, including legal description, for all affected properties					Y
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					Y
County Parcel ID number, if used for county, for all affected properties					Y
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					Y
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					Y
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					Y
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					Y
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					Y
GW: Table of water level elevations, with sampling dates, and free product noted if present					Y
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					Y
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					Y
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					Y
RP certified statement that legal descriptions are complete and accurate					Y
Copies of off-source notification letters (if applicable)					Y
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					Y
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					Y



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

August 26, 2003

James Hofacker
604 East 10th Street
Ladysmith, WI 54848

RE: **Final Closure**

Commerce # 54848-9999-01 **WDNR BRRTS # 02-55-000362**
Rite Way Oil Company, 1 Hwy 27 North, Ladysmith

Dear Mr. Hofacker:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0562.

Sincerely,

A handwritten signature in cursive script that reads 'Alan A. Hopfensperger'.

Alan A. Hopfensperger
Hydrogeologist
Site Review Section

cc: Sharon J. Masek – Cooper Engineering Co., Inc.
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

July 9, 2003

James Hofacker
Rite Way Oil
604 East 10th Street
Ladysmith, WI 54848

RE: **Conditional Case Closure**

Commerce # 54848-9999-01 **WDNR BRRTS # 02-55-000362**
Rite Way Oil Co, 1 Hwy 27 North, Ladysmith

Dear Mr. Hofacker:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Cooper Engineering Co Inc, for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Monitoring wells MW-1, MW-2 and MW-3 must be properly abandoned and the appropriate documentation must be forwarded to the letterhead address.
- Borehole abandonment forms for B-1 through B-7.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 266-0562.

Sincerely,

A handwritten signature in cursive script that reads 'Alan A. Hopfensperger'.

Alan A. Hopfensperger
Hydrogeologist
Site Review Section

cc: Gary Strand, Cooper Engineering Co. Inc.
Case File

NUMBER

85468

This Indenture, Made this 11th day of November A. D. 1930
 between J. H. Bunker and Katie Bunker, his wife, and L. M. Richardson
and Frances Richardson, his wife parties of the first part, and

Rusk County Oil Company part y of the second part.
 WITNESSETH, That the said parties of the first part, for and in consideration of the sum of

Four Hundred and No/100 Dollars,
 to them in hand paid, by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted,
 bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto
 the said part y of the second part to Successors and assigns forever, the following described Real Estate, situated in the County of Rusk, and
 State of Wisconsin, to-wit:

Beginning at the (1/4) Quarter post between Section 33 and 34
 Town 35 Range 6 West, Thence North 5 degrees 45 minutes west on
 Section line a distance of 560 Feet 7 inches, Set 3/4 inch gas pipe,
 Thence Southerly 87 degrees 15 minutes West a distance of 80' 1 1/2"
 Set iron stake, This to be the place of beginning of a parcel of land
 in the (SE 1/4 - NE 1/4) South East Quarter of the North East Quarter of
 Section 33, Town 35 Range 6 West. Thence Southerly 87 degrees
 15 minutes West a distance of 150 feet, Thence Northerly 24 degrees
 45 minutes West a distance of 75 feet, Thence Northerly 87 degrees
 15 minutes East a distance of 156 feet, Thence Southerly 24 degrees
 45 minutes East, a distance of 75 feet to the place of beginning.

SE 1/4 NE 1/4
 Sec 33 - Town 35
 Range 6 West

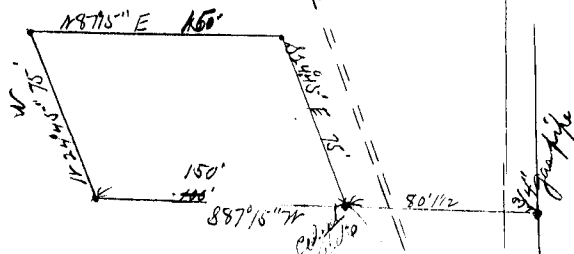


Figure 1

Beginning at the NW corner of Sec 33 & 34 Town 35 Range 6
 Note Thence 160' $5^{\circ}45'$ W on the line a distance
 560' 7" set 3/4" gas pipe Thence $S 87^{\circ}15'$ W a distance
 of 75' 1/2" set ^{iron} stake this to be the point of beginning
 at a parcel of land on the SE 1/4 of the NE 1/4 of Sec 33, Town 35
 Range 6 West Thence $S 87^{\circ}15'$ W a distance of 150 feet
 Thence $N 87^{\circ}15'$ W a distance 75 feet
 Thence $N 87^{\circ}15'$ E a distance of 150 feet
 Thence $N 87^{\circ}15'$ E a distance of 75 feet
 To point of beginning

Surveyed
 July 2-9-1935
 J. H. McDonald

N 87° 15' W 560.7" Highway

27° 35' 11" S W
(CRANE)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LADYSMITH QUADRANGLE
WISCONSIN-RUSK CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

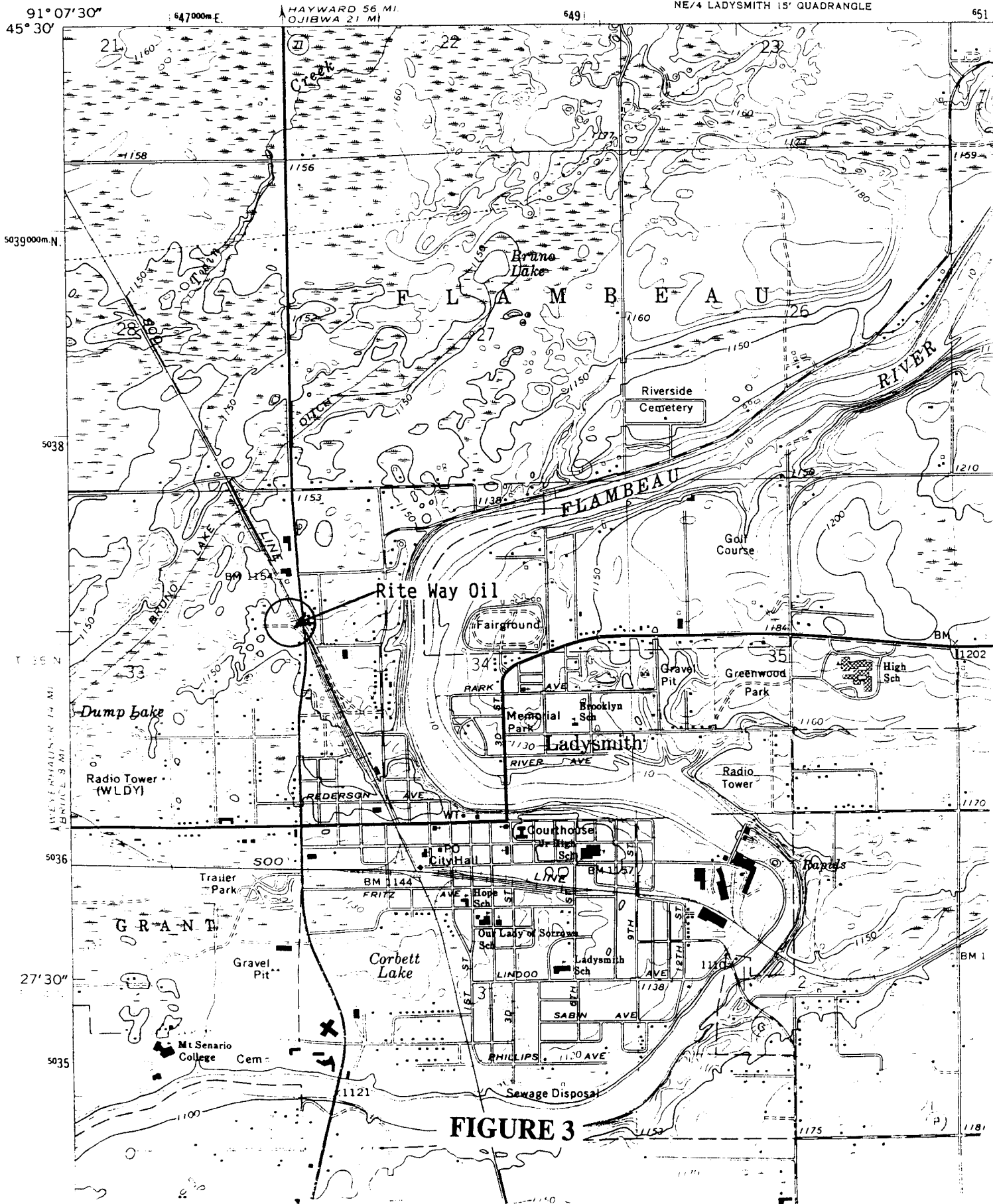
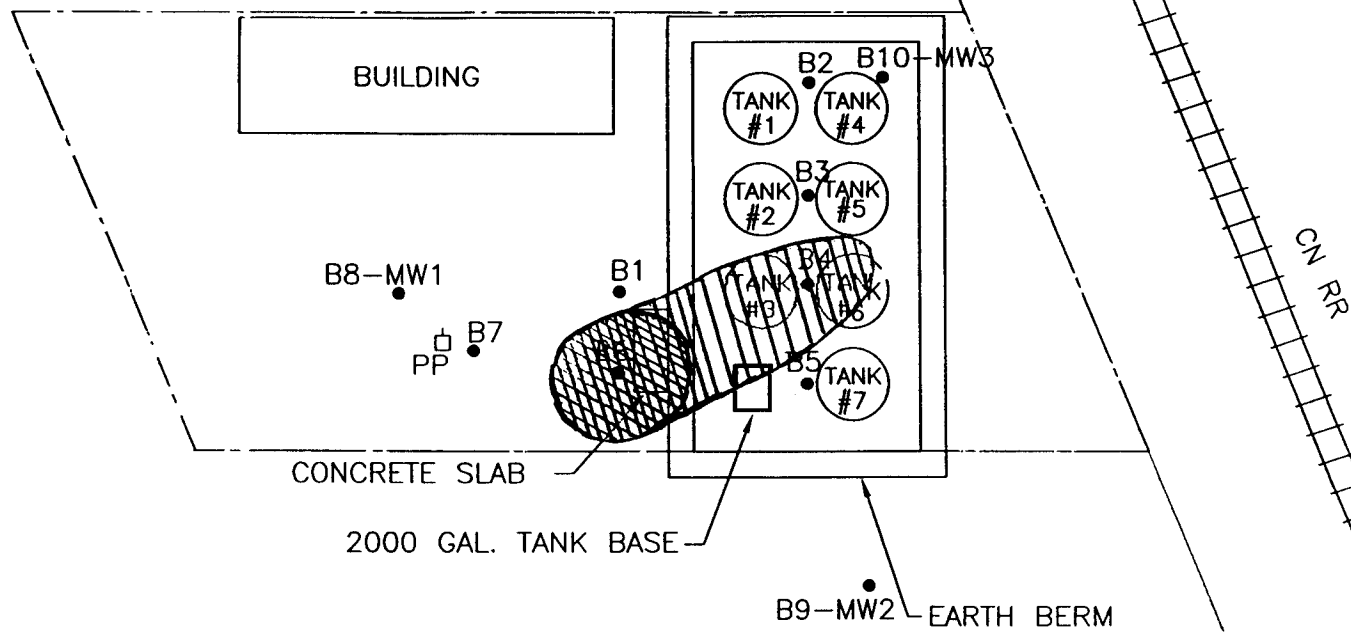


FIGURE 3

Estimated Remaining Soil Contamination



Contaminated soil 8-14 feet
 Benzene <0.01 mg/kg
 Toluene 0.06 mg/kg
 Ethylbenzene 0.14 mg/kg
 Xylene 0.84 mg/kg
 FID scan as #2 fuel oil 150 mg/kg



Contaminated soil 0-19 feet
 Benzene <0.01 mg/kg
 Toluene 0.35 mg/kg
 Ethylbenzene 0.52 mg/kg
 Xylene 3.4 mg/kg
 FID scan as #2 fuel oil 260 mg/kg

SCALE: 1" = 30'

RITEWAY OIL COMPANY SITE SKETCH

SHEET DESCRIPTION

PROJECT MANAGER GARY STRAND
 CHECKED BY:
 APPROVED BY:



**COOPER
ENGINEERING**

310 WEST SOUTH STREET, P.O. BOX 230
 RICE LAKE, WISCONSIN 54868-0230
 TELEPHONE (715) 234-7008
 FAX (715) 234-1025

DATE 12-05-02
 SCALE
 1" = 30'

DRAWN BY D.N.
 PROJECT NO. ES91156
 SHEET NO. 1

TABLE 5

Rite Way Oil
Laboratory Results
Groundwater Samples 2/3/92

	Well 1	Well 2	Well 3	NR 140 Standards	
				PAL	ES
Benzene, mg/L	<0.005	<0.005	<0.005	0.0005	0.005
Ethylbenzene, mg/L	<0.005	<0.005	<0.005	0.2	1
Toluene, mg/L	<0.005	<0.005	<0.005	0.140	0.700
Xylene, mg/L	<0.005	<0.005	<0.005	1	10
FID scan mg/L as #2 fuel oil	<2.0	<2.0	<2.0	--	--
FID scan mg/L as gasoline	<0.50	<0.50	<0.50	--	--

PAL exceedance in *italics*

ES exceedance in **bold**

Boring:	B2	B2	B9	B10	NR720 standards	NR 746 standards	NR 746 standards
Depth:	1-3'	3.5-5.5'	1 35-37'	35-37'	Table 1	Table 1	Table 2 (top 4')
Benzene, ppm	<0.005	<0.005	<0.005	<0.005	0.0055	8.5	1.1
Toluene, ppm	<0.005	<0.005	<0.005	<0.005	1.5	38	
Ethylbenzene, ppm	<0.005	<0.005	<0.005	<0.005	2.9	4.6	
Xylene, ppm	<0.005	<0.005	<0.005	<0.005	4.1	42	
FID scan as #2 fuel oil, ppm	35	<2.0	<2.0	11	100 (as DRO)		
FID scan as gasoline	<0.50	<0.50	<0.50	<0.50	100 (as GRO)		

A = Increased detection limits due to sample matrix

B = Unable to quantify due to the presence of fuel oil

Bold = Samples which exceed NR 720 Table 1 Soil Sta

TABLE 6

Rite Way Oil
Summary of Laboratory Analysis
Soil Samples Collected 10/25/02
adjacent to the B-6 boring of the 8/3/91 sampling event

Boring B-1	Surface	4-feet deep	NR 720 Table 1	NR 746 Table 1	NR 746 Table 2 (top 4')
Benzene, ug/kg	<140	<250	5.5	8,500	1,100
Toluene, ug/kg	<140	<250	1,500	38,000	
Ethylbenzene, ug/kg	<130	13,000	2,900	4,600	
m/p Xylene, ug/kg	<370	57,000	4,100	42,000	
ortho-Xylene, ug/kg	<200	<250			
1,3,5-Trimethylbenzene ug/kg	8870	37,000			
1,2,4-Trimethylbenzene, ug/kg	870	52,000			
MTBE, ug/kg	<130	<250			

TABLE 7

Rite Way Oil

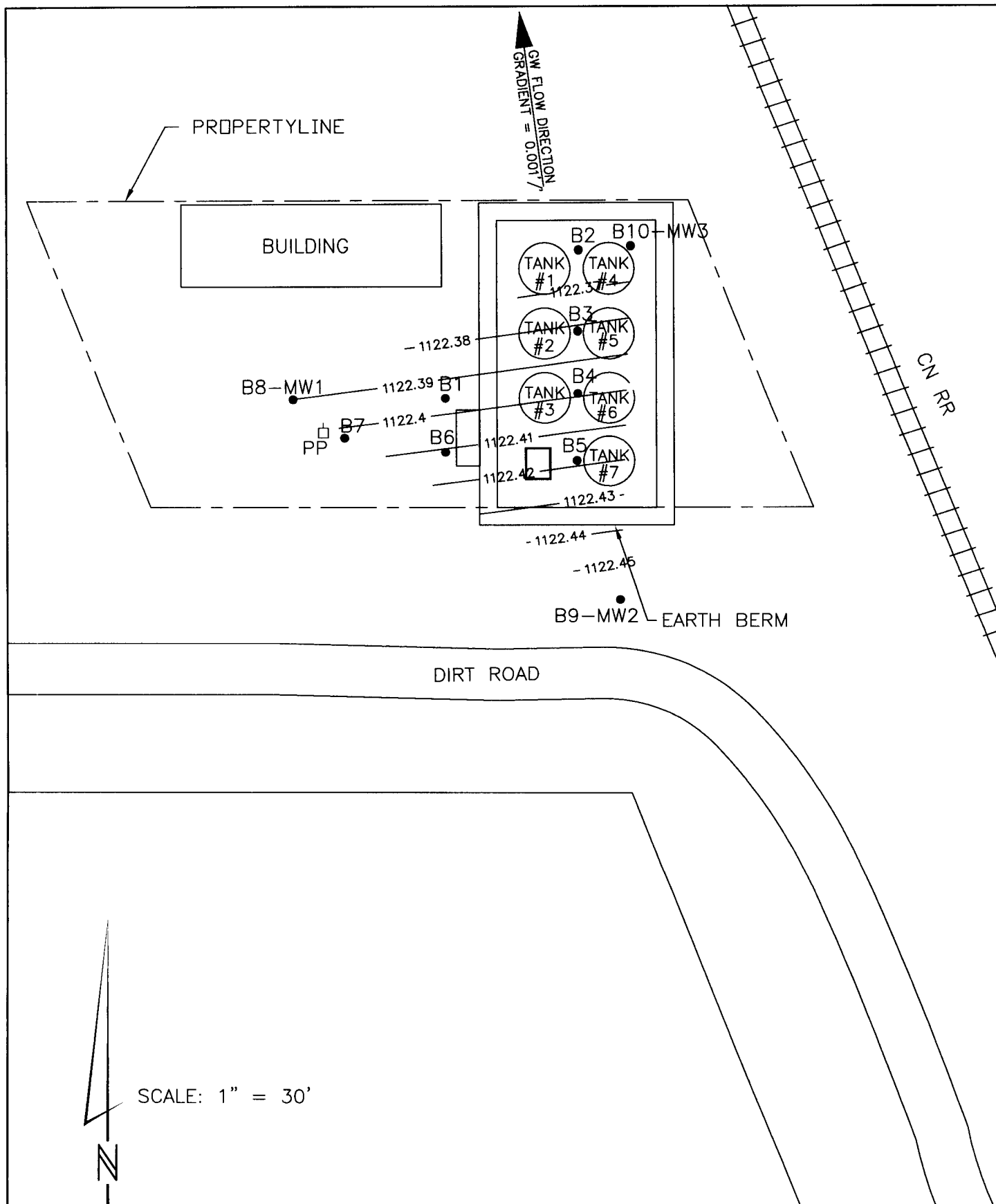
Groundwater Elevations

Date	MW1	MW2	MW#
10/29/91	1122.39	1122.46	1122.36
2/3/92	1122.86	1122.91	1122.83

Note: Groundwater was sampled only twice.

No contamination was identified in the samples.

G:\91-PROJ\91156\dwg\RITWAY.DWG, Model, 01/06/2003 08:02:30 AM, Dave Ness, 1:30



RITWAY OIL COMPANY
10/91 GROUNDWATER FLOW DIRECTION

SHEET DESCRIPTION

PROJECT MANAGER GARY STRAND
CHECKED BY:
APPROVED BY:

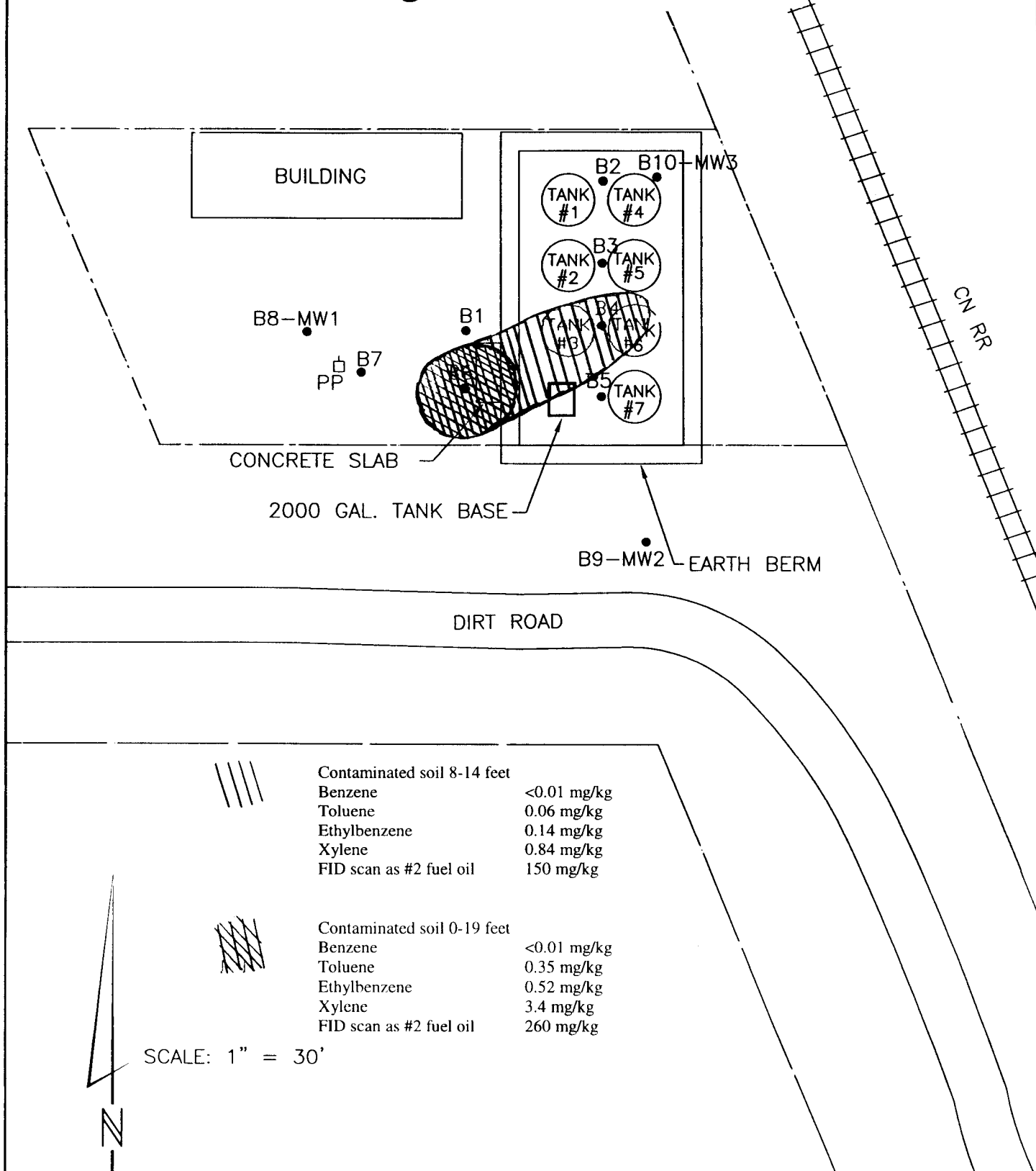


**COOPER
ENGINEERING**

310 WEST SOUTH STREET, P.O. BOX 230
RICE LAKE, WISCONSIN 54868-0230
TELEPHONE (715) 234-7008
FAX (715) 234-1025

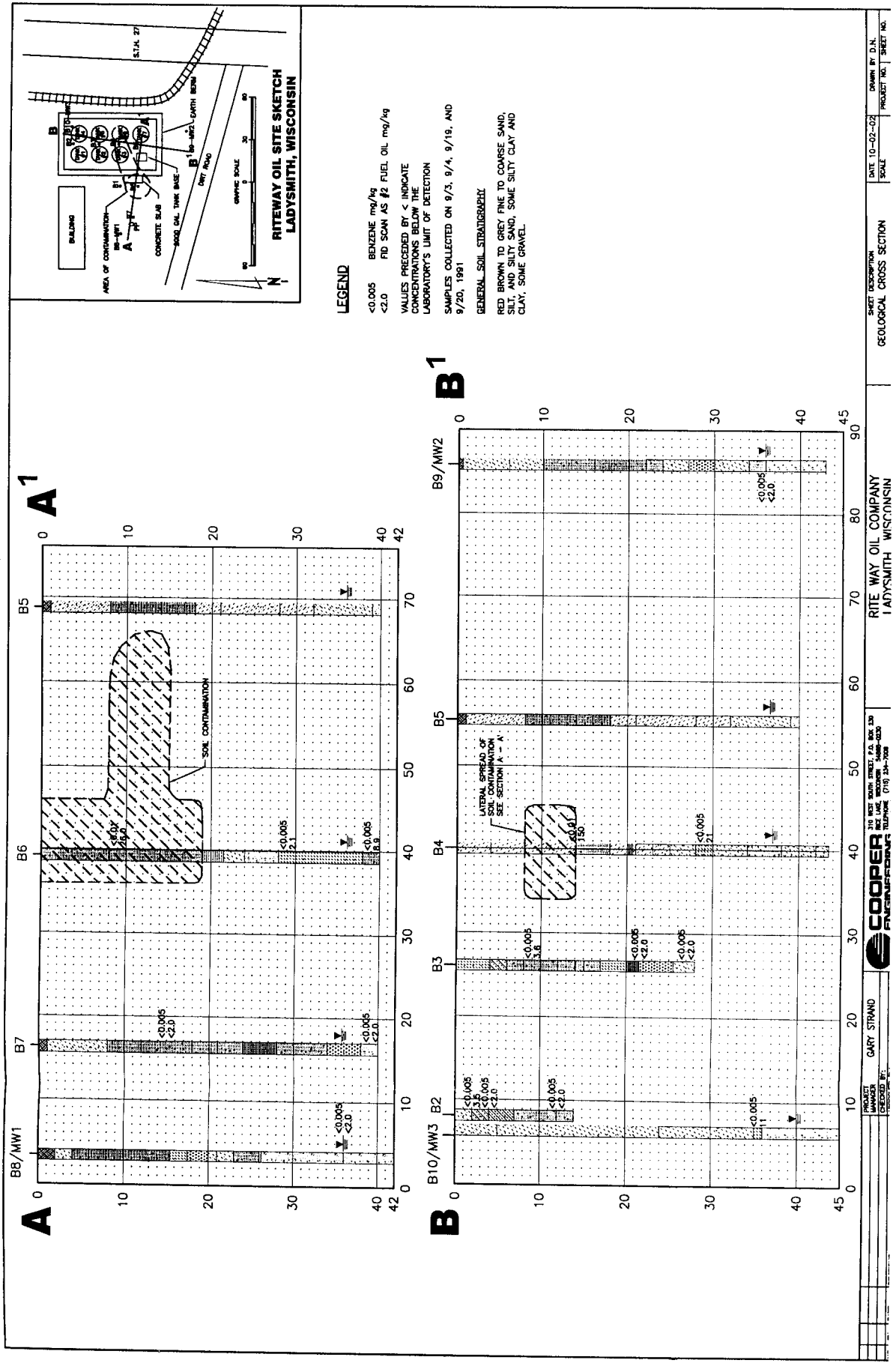
DATE 1-06-03		DRAWN BY D.N.	
SCALE	PROJECT NO.	SHEET NO.	
1" = 30'	ES91156	1	

Estimated Remaining Soil Contamination

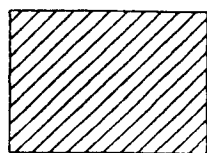


RITWAY OIL COMPANY SITE SKETCH		SHEET DESCRIPTION	
COOPER ENGINEERING 310 WEST SOUTH STREET, P.O. BOX 230 RICE LAKE, WISCONSIN 54688-0230 TELEPHONE (715) 234-7008 FAX (715) 234-1025		FIGURE 7	
		DATE 12-05-02	DRAWN BY D.N.
		SCALE 1" = 30'	PROJECT NO. ES91156 SHEET NO. 1

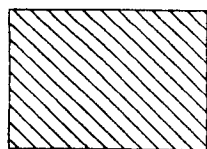
PROJECT MANAGER	GARY STRAND
CHECKED BY:	
APPROVED BY:	



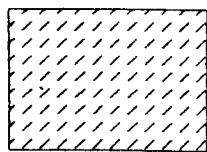
KEY TO GRAPHIC SOIL LOG



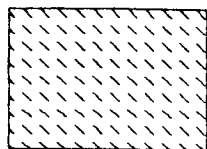
BROWN CLAY



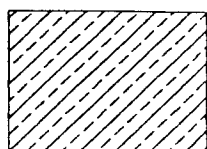
GRAY CLAY



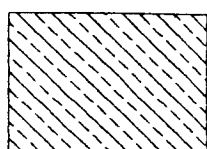
BROWN SILT



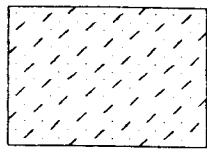
GRAY SILT



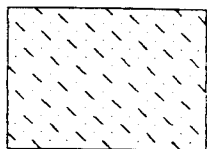
BROWN SILTY CLAY



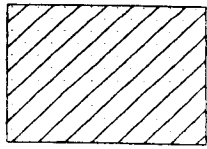
GRAY SILTY CLAY



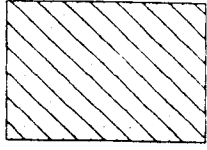
BROWN SILTY SAND



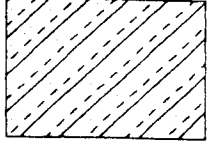
GRAY SILTY SAND



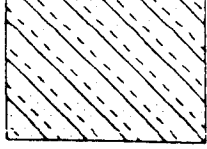
BROWN SANDY CLAY



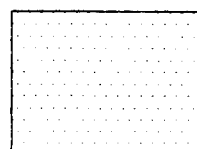
GRAY SANDY CLAY



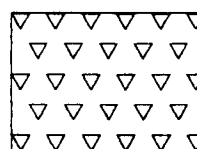
BROWN CLAYEY
SILTY SAND



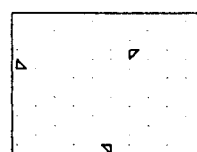
GRAY CLAYEY
SILTY SAND



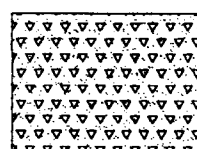
SAND



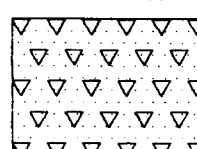
GRAVEL



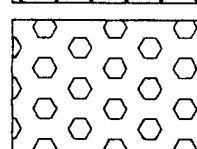
SAND & TRACE GRAVEL



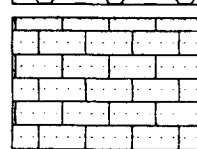
SAND & SOME GRAVEL



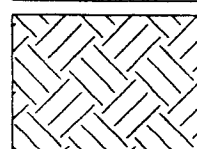
SAND & LOTS GRAVEL



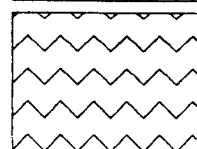
COBBLES



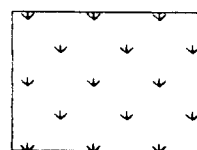
SANDSTONE



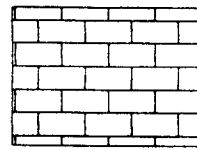
TOPSOIL



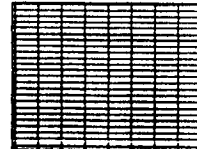
DEBRIS (METAL, WIRE,
CONCRETE OR ASPHALT)



PEAT, MUCK OR PLANT
DEBRIS



LIMESTONE



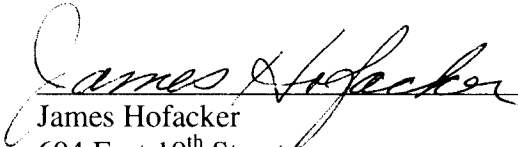
FILL

GIS REGISTRY LEGAL DESCRIPTION STATEMENT

Rite Way Oil
BRRTS #02-55-000362

I, James Hofacker, the responsible party for the Rite Way Oil remediation site, attest that the legal description below is complete and accurate for identification of the site Rite Way Oil formerly used for bulk storage of petroleum products.

Beginning at the (1/4) Quarter post between Section 33 and 34 Town 35 Range 6 West, thence north 5 degrees 45 minutes west on Section Line a distance of 560 feet 7 inches, set 3/4 inch gas pipe, thence southerly 87 degrees 15 minutes west a distance of 80' 1 1/2" set iron stake, this to be the place of beginning of a parcel of land in the (SE 1/4 - NE 1/4) southeast quarter of the northeast quarter of Section 33, Town 35 Range 6 West. Thence southerly 87 degrees 15 minutes west a distance of 150 feet, thence northerly 24 degrees 45 minutes west a distance of 75 feet, thence northerly 87 degrees 15 minutes east a distance of 150 feet, thence southerly 24 degrees 45 minutes east, a distance of 75 feet to the place of beginning.


James Hofacker
604 East 10th Street
Ladysmith, WI 54848

Date: 1/29/05